



***APPLICATION OVERVIEW***  
***SKETCH PLAN REVIEW***  
***ARTICLE 7, SECTION 7.3***

<b>DRB DOCKET #:</b>	DRB-19-01
<b>APPLICANT(S):</b>	Seth & Alison Friedman Trustees
<b>CONSULTANT(S):</b>	Brad Holden (Surveyor) Justin Willis (Engineer)
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	144 Pleasant Valley Road (PV144)
<b>ZONING DISTRICT(S):</b>	Water Conservation District Mt. Mansfield Scenic Preservation District
<b>INITIAL FILING DATE:</b>	Tuesday, February 19, 2019
<b>APPLICATION COMPLETION DATE:</b>	Thursday, February 28, 2019
<b>SCHEDULED HEARING DATE:</b>	Monday, March 18, 2019
<b>PROJECT DESCRIPTION:</b>	The applicant is seeking to subdivide their lot at 144 Pleasant Valley Road into two separate lots.
<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 3.18 (Steep Slopes); § 3.19 (Surface Waters & Wetlands); § 7.2 (Sketch Plan Review); and Appendix A ( <i>Underhill Road, Driveway &amp; Trail Ordinance</i> ).
<b>REASON FOR CONDITIONAL USE REVIEW:</b>	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the applicant(s) expending a lot of resources on a project.
<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended thru December 18, 2018 <b>APPLIES</b> .
<b>STATE PERMIT INFORMATION:</b>	<ul style="list-style-type: none"> <li>• A wastewater permit has yet to be obtained.</li> <li>• An Act 250 permit amendment is required.</li> </ul>
<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>• The applicants are proposing a driveway layout that will impact steep slopes, prime agricultural soils and Class II Wetlands.</li> <li>• A proposed subdivision plan has been submitted that does not depict a proposed building envelope.</li> <li>• The proposed single-family dwelling on Lot 2 appears to impact a priority level 10 habitat block.</li> </ul>